

The Special/Study Meeting of the Troy City Planning Commission was called to order by Chair Waller at 7:30 p.m. on May 4, 2004, in the Council Board Room of the Troy City Hall.

1. ROLL CALL

Present:

Lynn Drake-Batts  
Fazal Khan  
Lawrence Littman  
Robert Schultz  
Thomas Strat (arrived 7:40 p.m.)  
Mark J. Vleck  
David T. Waller

Absent:

Gary Chamberlain  
Wayne Wright

Also Present:

Mark F. Miller, Planning Director  
Brent Savidant, Principal Planner  
Allan Motzny, Assistant City Attorney  
Kathy Czarnecki, Recording Secretary

**Resolution # PC-2004-05-049** (Refer to Resolution # PC-2004-05-050 on page 2)

Moved by: Schultz  
Seconded by: Littman

**RESOLVED**, That Members Chamberlain, Strat and Wright be excused from attendance at this meeting.

Yes: Drake-Batts, Khan, Littman, Schultz, Vleck, Waller  
No: None  
Absent: Chamberlain, Strat, Wright

**MOTION CARRIED**

2. PUBLIC COMMENTS

There was no one present who wished to speak.

3. PLANNING AND ZONING REPORT

Mr. Miller reported that final site plan approval for Rochester Commons PUD, located on the north side of Big Beaver Road, east of Rochester Road, will be submitted to City Council for review and approval at their May 24, 2004 Regular Meeting.

4. BOARD OF ZONING APPEALS (BZA) REPORT

The next BZA meeting is May 18, 2004.

**5. DOWNTOWN DEVELOPMENT AUTHORITY (DDA) REPORT**

Mr. Miller reported the Request for Qualifications (RFQ) for the Big Beaver Corridor Study was mailed to 15 firms and placed on the American Planning Association website. The website initiated approximately 40 responses from firms who wished to have the RFQ mailed to them.

The Planning Department will provide a copy of the RFQ to the Planning Commission Members via e-mail.

---

(Mr. Strat arrived at 7:40 p.m.)

**Resolution # PC-2004-05-050**

Moved by: Schultz  
Seconded by: Vleck

**RESOLVED**, That Member Strat be un-excused from attendance at this meeting.

Yes: All present (7)  
No: None  
Absent: Chamberlain, Wright

**MOTION CARRIED**

---

**6. CIVIC CENTER PRIORITY TASK FORCE (CCPTF) REPORT**

Chair Waller announced that Mr. Schultz would represent the Planning Commission on the Civic Center Priority Task Force.

**Resolution # PC-2004-05-051**

Moved by: Vleck  
Seconded by: Strat

**RESOLVED**, That Robert Schultz be appointed to represent the Planning Commission on the Civic Center Priority Task Force.

Yes: All present (7)  
No: None  
Absent: Chamberlain, Wright

**MOTION CARRIED**

7. POTENTIAL ORDINANCE REVISION DISCUSSION – Group Day Care Homes in R-1 Districts

The potential ordinance revision relating to group day care homes and the Planning Commission discussion at its April 27, 2004 Special/Study Meeting were reviewed by Chair Waller and Mr. Miller.

Mr. Savidant briefly reviewed regulations of family day care homes and group day care homes in selected southeast Michigan communities.

Sharon Schafer of 5593 Mandale, Troy, was present.

Kim Duford, 3141 McClure, Troy, was present. Ms. Duford, President of the Oakland County Child Care Association (OCCCA), said she represents 400 children in day care homes licensed by the State of Michigan. Ms. Duford said she would like to see the City ordinance brought up-to-date from its inception in 1968/1970. Ms. Duford indicated that during her years with the OCCCA, there have been no home day care incidences relating to City regulations.

Chair Waller opened the floor for discussion. Information was shared on the following:

- Definitions of family day care and group day care
- Requirement(s) for the number of caregiver(s)
- Differences between city and township regulations
- State licensing and regulations
- State home inspections
- Traffic and parking concerns
- Restrictions (i.e., designated drop-off and pick-up times)
- Public education of day care in homes
- Accreditation from the National Association for Family Child Care
- Food program
- Hours of operation

Chair Waller asked Ms. Schafer and Duford to provide a written summary of tonight's discussion to the Planning Department as a reference for future discussion on the matter.

Mr. Schultz voiced concern with respect to legalizing boarding houses in which children would be boarded for more than a 24-hour period.

Chair Waller distributed copies of *Child Care Today*, a publication of the Oakland County Child Care Council provided by Ms. Schafer.

There was a brief discussion on the status of Ms. Schafer's notice of violation. Ms. Schafer said the Building Department indicated the notice of violation would be held in abeyance as long as she was diligently pursuing a change in the ordinance.

Mr. Motzny reported the Commission could pass a resolution to request an abeyance of the notice of violation, but noted the Building Department would not be obligated to honor the resolution.

**Resolution # PC-2004-05-052**

Moved by: Shultz

Seconded by: Khan

**RESOLVED**, That the Planning Commission request from the Building Department a written confirmation that, based upon the Planning Commission's attempts to move forward with zoning ordinance changes, the notice of violation for the day care home located at 5593 Mandale Drive be held in abeyance, as was communicated to the homeowner.

Discussion on the motion.

Mr. Strat suggested that Ms. Schafer provide a written communication to the Building Department, with a copy to the Planning Department, detailing her interpretation of the Building Department's pending action.

Vote on the motion.

Yes: All present (7)

No: None

Absent: Chamberlain, Wright

**MOTION CARRIED**

8. SIDEWALKS – STANDARDS, APPROVALS AND WAIVERS

Mr. Savidant reviewed the requirements for right-of-way and non right-of-way sidewalks and the map that shows all sidewalk waivers granted by the Traffic Committee since 1999.

There was discussion on the following topics:

- Terminology of sidewalk; bike path; safety path; and non-motorized trail
- City Engineer's authority to modify sidewalk width
- Origination of Traffic Committee's authority to waive sidewalks
- 8-foot versus 10-foot width of sidewalks on major thoroughfares
- City development projects with 5-foot wide sidewalks
- Concrete versus asphalt sidewalks
- Adult cycling on sidewalks
- Non-motorized trails
- Established trails and sidewalks of surrounding communities
- Trail system connectivity with surrounding areas
- American Association of State Highway and Transportation Officials (AASHTO) standards

Chair Waller stated the matter would be discussed further at a future study session.

9. DISCUSSION ON ETHICS / ETHICAL CONSIDERATIONS

Messrs. Miller, Savidant and Motzny gave a brief presentation on Planning Commissioner ethics. The specific intent of the presentation is to determine whether the Planning Commission wishes to address and establish rules relating to conflicts of interest in the Planning Commission By-Laws.

Hypothetical conflicts of interest were discussed.

10. ZONING ORDINANCE TEXT AMENDMENT (ZOTA #202) – Article 28.30.02  
Outside Storage of Commercial and Recreational Vehicles in Self Storage Facilities

11. ZONING ORDINANCE TEXT AMENDMENT (ZOTA #204) – Article 28.00.00  
Outside Storage of Commercial and Recreational Vehicles in Required Off Street  
Parking in the M-1 District

Mr. Miller stated that the draft ordinance language for the proposed ZOTA #202 has not changed from previous Planning Commission meeting discussions. Planning Department research determined that approximately 500 off-street parking spaces in the M-1 district could be created for the potential storage of commercial and recreational vehicles. Mr. Miller reported that written invitations were mailed last week to owners of mini-warehouse storage sites asking for their input on the matter at tonight's meeting. Mr. Miller indicated the invitation would remain open.

Mr. Miller stated that after much discussion on ZOTA #204, it is the concurrence of the Planning Department, Planning Commission and City Management that parking lots and landbanked areas are not viable options for providing outdoor storage of commercial and recreational vehicles in the M-1 zoning district. Therefore, the Planning Department has not provided any proposed language to that regard.

Cindy Rhinehart of Secure Storage Systems (D&M Investments), 1485 Maple Way Drive, was present. Ms. Rhinehart said she receives phone calls daily from potential customers who would like to store their recreational vehicles, trailers, and pop-up campers on site. She indicated there is a definite market for recreational vehicle storage. Ms. Rhinehart said the proposed ordinance change would provide Secure Storage Systems with 51 parking spaces, and noted they would choose not to use the additional spaces for storage of recreational vehicles. Ms. Rhinehart said Secure Storage Systems prefers not to store recreational vehicles or large trucks on site because they take up a lot of space and would remain parked for more than a 24-hour period. Ms. Rhinehart said small business owners (i.e., plumbers, landscapers) are permitted to park on site because their trucks are smaller in size and are moved on a daily basis. Ms. Rhinehart stated there is no additional charge above the storage unit rental fee to the small business owner to park vehicles on a short-term basis. Ms. Rhinehart said most of the commercial business vehicles are parked outside and the rental units are used to store supplies and equipment, but she noted that some vehicles are small enough to be stored inside the units. Ms. Rhinehart stated that the charge for storage is the same for commercial and residential customers.

Mr. Savidant asked Ms. Rhinehart if she thought 6 parking spaces would provide adequate parking, noting that the ordinance change, if adopted, would require only 6 spaces for Secure Storage Systems.

Ms. Rhinehart replied in the affirmative.

A brief discussion followed with respect to safety concerns of storing vehicles inside a storage rental unit and the lack of outdoor storage facilities in the City of Troy.

Chair Waller said departmental review of the proposed language would be sought prior to scheduling a public hearing and going forward to City Council.

## 12. REVIEW OF MAY 11, 2004 REGULAR MEETING

Items briefly discussed were:

- *Zoning Ordinance Text Amendment (ZOTA #200)* – Article 34.70.00 One Family Cluster Option

Mr. Schultz said he would move to postpone this item at the next meeting in the absence of the Planning Consultant's report and City Attorney's review and approval.

- *Special Use Request (SU-324)* – Proposed Dog Day Care / Commercial Kennel, BARK! LLC, North side of Industrial Row, East of Coolidge, Section 32 – M-1

Mr. Savidant reviewed the modifications to the Special Use request (i.e., hours of operation, outdoor play area, fencing on the east side).

## 13. PUBLIC COMMENT

There was no one present who wished to speak.

## **GOOD OF THE ORDER**

Mr. Miller said he looks forward to Mr. Strat's comments on his attendance at the American Planning Association Annual Conference in Washington, D.C.

Mr. Vleck referenced the Woodside Bible PUD project and suggested that consideration be given to the requirement of additional setbacks for future PUD projects.

Chair Waller said it might be helpful to review elevations and side views that would show the height and distance perspective of future PUD developments in relation to neighbors.

Mr. Motzny announced the City Attorney's Office is celebrating National Law Day on May 12, 2004. Dr. Robert A. Sedler is scheduled to speak on the historical significance of the *Brown v. Board of Education* civil rights case at 2:00 p.m. in the City Council Chambers. He invited everyone to attend.

Chair Waller addressed the following: (1) Oakland County Planners' Gathering presentation by the U.S. Green Building Council on June 4, 2004; (2) *A Green Day in Troy* presentation to be held at Walsh College on Thursday, June 24, 2004; (3) *Detroit News* article regarding proposed mosque in Rochester Hills and its review process.

Mr. Vleck said he would like to get feedback from the City Council on Planning Commission work items.

Mr. Strat said the APA Annual Conference was a great experience and he would provide a report in the future on three presentations he found most beneficial.

Mr. Schultz said he is still waiting for the Planning Department to provide a current status of approved developments.

Chair Waller said he would work with the Planning Department on a project spreadsheet.

Mr. Strat asked if there is an expiration date on a preliminary site plan approval.

Mr. Miller replied that a preliminary site plan approval is valid for one year. He clarified that it is permissible for the project to go forward should the developer be in the process of getting final site plan approval. If the project has been abandoned, the preliminary site plan approval expires after one year.

#### ADJOURN

The Special/Study Meeting of the Planning Commission was adjourned at 9:55 p.m.

Respectfully submitted,

---

David T. Waller, Chair

---

Kathy L. Czarnecki, Recording Secretary